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TO: WEST HARTFORD PLANNING AND ZONING COMMISSION

TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT

REPORT ON ZONING REFERRAL Z-2015-79: Proposed amendments to Special Development District #11 for proposed site and façade improvements to Prospect Plaza at Kane and Prospect Streets.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. We would encourage the Town to ensure low impact development practices be integrated into the parking lot and landscaping improvements and that provisions for pedestrian connections between the buildings and public sidewalks be made particularly because of this site's proximity to the Kane Street CTfastrak station. We also recommend the Town encourage future or further improvements to the site which would enliven the street frontages and allow for mixed uses on the site. The Town might find useful the CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at http://www.crcog.org/community_dev/SustainableCommunitiesPublications.htm. The Town might also find the recent CRCOG Sustainable Land Use Code Project Model Land Use Regulations as a resource. These model regulations can be found at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 9/24/2015. Questions concerning this referral should be directed to Lynne Pike DiSanto.

DISTRIBUTION: Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,
Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission



Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst